



## Exercise 3.4

# Practicing Land-Use Planning



There are many land-use planning tools that can be employed in the wildland-urban interface. Familiarity with these tools will help resource professionals become involved in growth management and planning in their local areas.

**Objective:** Participants will be able to able to:

1. Identify land-use planning tools that maximize benefits and reduce conflicts in the interface.
2. Assess the advantages and disadvantages of each tool.

**Materials:**

*Presentations 3.1, 3.2, and 3.3*

Flip chart

Markers

Post-it notes

Copies of a county/parish map that shows development, forest cover, water features, and topography

*Fact Sheets 3.3: Smart Growth Principles, 3.5: Subdivision Design, and 3.6: Land Conservation Tools* may be useful as handouts.

**Time:** 60 minutes

In preparation for this exercise, your participants will need a presentation of the information relating to comprehensive planning, land-use planning tools, and information from **Fact Sheet 3.3: Smart Growth Principles**, **Fact Sheet 3.5: Subdivision Design** and **3.6: Land Conservation Tools**. Much of this information is found in **Presentations 3.2** and **3.3**.

1. The purpose of this exercise is to identify which land-use planning tools could be implemented in your area. Present the corresponding slides for this exercise from **Presentation 3.2**. Divide your participants into groups of 3 to 5 and distribute a map, sticky notes, and markers to each group. The group should utilize markers and/or sticky notes to suggest where land conservation tools and policies could be best utilized in the county. The following list should be written on the flip chart to assist in the exercise:

### Land Conservation Tools and Policies

Urban growth boundary

Eminent domain

Land acquisition program for public lands

Conservation easement or land preservation agreement  
Agricultural Reserve Program  
Zoning for industry, residential, commerce, conservation: singly or in combination  
Conservation subdivision  
Floodplain restrictions  
Wetlands protection policy  
Slope ordinances/mountain ridge protection ordinances  
Viewshed preservation

2. Post the instructions for this exercise on the wall or use the corresponding slide: Ask groups to choose at least one tool and take 15 minutes to decide where they would like to use it, why it is appropriate, which stakeholders would be involved in determining whether it should be used, which stakeholders might oppose it and why, and what the costs might be for its use.
3. As each group reports on their tool, draw attention to the importance of regional planning. Conservation development in one community does little to provide certain ecosystem services unless it is linked to other protected lands. Floodplains and wetlands are often key features of regional conservation plans.
4. Wrap up the exercise by exploring how these tools could be used in a comprehensive planning process for the region to implement a vision for conservation in the likelihood of increased development. Ask the groups the following questions:
  - What are the strengths and weaknesses of existing land conservation planning in terms of the wildland-urban interface?
  - How can resource professionals help to mitigate those weaknesses?

## Summary

There are a variety of land conservation tools that can protect resources and connectivity in the interface and reduce negative effects of development. This exercise helps your participants evaluate which tools or policies might work best in local situations. Thinking about how these different tools and policies work and what effects they might have on resources, residents, and development is important as resource professionals become involved in policy development and evaluation. As they work to inform landowners and local leaders about natural resource considerations, they will be more prepared to assist them in identifying and evaluating a variety of options.